

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, July 19, 2001, 1:30 p.m., Conference Room No. 206, Second Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Tim Francis, Bruce Helwig, Jim McKee and Terry Young; (Jerry Berggren, Bob Riley and Carol Walker absent). Tim Noerrlinger and Jenni McHale, Historic Preservation interns. Ed Zimmer and Teresa McKinstry of the Planning Department and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Vice-Chair Tim Francis called the meeting to order and requested a motion approving the minutes for the regular meeting held June 21, 2001. Motion for approval made by McKee, seconded by Young. Motion carried 4-0: Francis, Helwig, McKee and Young voting 'yes'; Berggren, Ripley and Walker absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. Dr. Otis Young requested to have his application heard first due to limited time on his part. The Commission agreed to hold public hearing first on Item No. 6, Plymouth Congregational Church.

**APPLICATION BY DAVIS DESIGN ON BEHALF OF FIRST PLYMOUTH CONGREGATIONAL CHURCH FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 2000 'D' STREET IN THE MOUNT EMERALD LANDMARK DISTRICT**  
**PUBLIC HEARING:** July 19, 2001

Members present: Francis, Helwig, McKee and Ripley; Berggren, Ripley and Walker absent.

Lynn Jones from Davis Design introduced himself and stated that Lyndon Nelson and Dr. Otis Young were also present today. They will be doing some restorative work on the church. The building was dedicated in 1931. The primary issues are the windows in the parish house and the front steps. They are proposing to replace the windows with a like kind, only insulated. Some of the existing windows have been painted over or rusted shut. It is an ongoing high-maintenance issue. They would like to replace them with a powder coated custom finish, weatherstripping, operable hardware and insulated. They are also

looking at some restoration on the front steps that come from the main entrance. In 1982, they took apart the stairs and restored them. Now, they need it again. They tried to find something this time that would last a little longer. The last item is the replacement of windows and frames on the east side of the church. This was part of the 1968 addition. Those frames are hollow metal frames with single glazing. They would like to replace the frames with aluminum and doors that are identical to the ones on the west entrance. The insulation would be improved as well as the long term maintenance. They provided some photographs of the church.

There are several things that have become apparent about the stairs. The existing stairs are precast tread with face brick risers. Moisture gets into the stair system. The brick gets moisture in it. It is very high maintenance and doesn't seem to perform very well in our weather conditions. The original stair had a nosing that projected out beyond the riser. This is a little bit of a problem. A toe can get caught on the projection. They would like to suggest an option that they think will solve this problem. They would like to reduce the amount of joints in the stair itself and create a riser system that will withstand the freezing and thawing issues. They want to do the riser and tread in one piece. This eliminates a lot of the joints. There is a slight pitch so that water runs off the step. It will have some vertical joints as these sections get set into place. They would like to take off the tread, brick and grout and get back to the concrete base.

McKee wondered about the color. Mr. Jones replied that it would be a buff color. This color is echoed in the church. Dr. Otis Young noted that the buff color matches the columns in the courtyard.

Helwig asked if it is possible to have the tread with a turn-in. Mr. Jones replied that he believes it would be possible to do that. Another thought they had, would be to embed another material in the precast. It needs to be deep enough so moisture doesn't take a toll again.

Mr. Jones believes the stair issue is the most critical change. It will be the most visible to the appearance of the church. They want something that will last longer than 20 years.

McKee questioned if the changes on the east side are necessary for the Commission to hear. Ed Zimmer regards the east changes as no material effect. This is the secondary facade of the building.

**ACTION:**

McKee moved approval of the windows on the parish house, seconded by Helwig.

Francis believes this will look just fine. McKee noted that this is one of the most sympathetic additions possible.

Motion carried 4-0: Francis, Helwig, McKee and Young voting 'yes'; Berggren, Ripley and Walker absent.

Regarding the stairs, Helwig would like to see the curve and shadow line. McKee wondered if the designer could do a computer simulation. Mr. Jones replied that he could. McKee doesn't believe that embedding brick in the steps is the solution.

Mr. Zimmer wondered about a reddish color instead of buff, echoing colors of brick and the flagstone paving, rather than of the limestone columns in the courtyard. Perhaps it would make more sense. Dr. Young agreed that was a possibility.

This item will come back next month with some more options for the stairs.

**APPLICATION BY HISTORIC PRESERVATION COMMISSION FOR DESIGNATION OF THE "INDEPENDENCE CENTER", THE FORMER TEETER NURSES RESIDENCE AT LINCOLN GENERAL HOSPITAL (BRYAN LGH WEST), GENERALLY LOCATED AT 16<sup>TH</sup> AND LAKE STREETS, AS A LANDMARK IN ACCORDANCE WITH LMC 27.57.120 PUBLIC HEARING:**

**July 19, 2001**

Members present: Francis, Helwig, McKee and Ripley; Berggren, Ripley and Walker absent.

Mr. Zimmer presented slides of the site. It is a 1928 building. This had been proposed for demolition by the hospital as part of their master plan. The City Council raised the question if this building might be eligible for landmark status. The Commission is making this application for designation. This is a Davis and Wilson design. There are nice cornerstones. Davis and Wilson also designed the addition to the north in 1940. It is very compatible. The north end is finely detailed. The east side is clearly the back of the building, but still the same use of materials. The addition has a nice secondary entrance to the east side. There are a couple of small balconies. They don't seem to have changed from the original drawing. The exterior is nicely maintained. There has been some discussion that the hospital would like to have some accommodations for family to be close to someone that is in the hospital. Mr. Zimmer believes that this building would have some possibilities.

Young wondered what Bryan LGH has to say about the designation of this. Mr. Zimmer replied that they will have to be contacted, but a landmark can be designated over the objections of the owner. Discussions will certainly be held with them.

**ACTION:**

Francis made a motion to waive the rules and take action on this application today, seconded by McKee. Motion carried 4-0: Francis, Helwig, McKee and Young voting 'yes'; Berggren, Ripley and Walker absent.

McKee made a motion for approval of the landmark, seconded by Francis. Motion carried 4-0: Francis, Helwig, McKee and Young voting 'yes'; Berggren, Ripley and Walker absent.

**APPLICATION BY SHELLI BRACKHAN FOR A CERTIFICATE OF APPROPRIATENESS  
FOR WORK AT 817 "R" STREET IN THE HAYMARKET LANDMARK DISTRICT  
PUBLIC HEARING: July 19, 2001**

Members present: Francis, Helwig, McKee and Ripley; Berggren, Ripley and Walker absent.

Shelli Brackhan appeared to present the application. The opening for the awning is 12'6" wide. She presented some sketches. There can be a 4 or 5 foot projection. She would like to have a slate green color. There will be a 2 foot high space for the lettering of "The Del Ray" on the front of the awning.

Mr. Zimmer wondered about the coloring of the lettering. Ms. Brackhan replied that the edging on the awning would be white, the lettering would be black with a white shadow.

Young questioned the awning for the coffee shop. Ms. Brackhan replied that the owner of the coffee shop hopes to attend the hearing today, but knew she would be late. She understands it would be a smaller version of this awning.

Terri Jo Dahlquist arrived. She is the owner of the coffee shop that will be sub-leasing from The Del Ray Ballroom.

Mr. Zimmer inquired about the size of the door to the coffee shop. Ms. Brackhan believes it is 3' or so.

Mr. Zimmer believes it would be to the applicant's advantage to work with the awning company and provide a drawing of both awnings on the building. The smaller awning may not provide much room for lettering.

McKee noted that the 2 awnings can be somewhat different, as long as the color is the same.

**ACTION:**

McKee moved approval of the Del Ray awning as presented with color and fonts as represented, seconded by Helwig. Motion carried 4-0: Francis, Helwig, McKee and Young voting 'yes'; Berggren, Ripley and Walker absent.

Ms. Dahlquist will return next month with more information on the awning for the coffee shop.

**APPLICATION BY SCOTT SULLIVAN FOR A CERTIFICATE OF APPROPRIATENESS  
FOR WORK AT 206 N. 7<sup>TH</sup> STREET IN THE HAYMARKET LANDMARK DISTRICT  
PUBLIC HEARING:** **July 19, 2001**

Members present: Francis, Helwig, McKee and Ripley; Berggren, Ripley and Walker absent.

Trevor Hull appeared on behalf of Scott Sullivan. He provided a rendering of the proposed awning. There will be a change in color and 4 secondary awnings with a vertical surface out front. Along with those, they are proposing new signage that would be gold lettering on a black background with lighting above the sign. They would like 3 new decorative sconce fixtures on the pillars and new aluminum panels on the outside of the building. He noted that Scott Miller with Empyrean Ales was also present.

Helwig questioned if the aluminum panels are dark bronze. Mr. Hall replied that the existing ones are bronze, they are proposing brushed aluminum.

Mr. Zimmer noted that this building is very late in date to the Haymarket. There used to be a 2 story hotel on this site. An antique mall was in this building until a few months ago.

McKee wondered if there would be an entrance on this side. Mr. Hull replied that there will not.

**ACTION:**

Helwig moved approval of all of the improvements, seconded by Young.

McKee wondered if the Commissioners were comfortable with the aluminum. McKee isn't sure. Young stated that he likes it.

Motion carried 4-0: Francis, Helwig, McKee and Young voting 'yes'; Berggren, Ripley and Walker absent.

**APPLICATION BY CAPITOL SIGN COMPANY FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 801 "Q" STREET (THE PORT HURON BUILDING) IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**July 19, 2001**

Members present: Francis, Helwig, McKee and Ripley; Berggren, Ripley and Walker absent.

Dennis Plachy with Capitol Sign Co. appeared to present the application. Shepard Business Interiors moved into 801 "Q" Street. Since then, they have had some change of management. There has been some confusion, they want to eliminate the "Office USA" from their awning and change the color. They would like the awnings to be a crimson red color. The same frame will be used, a new cover will be stretched over it.

**ACTION:**

Francis moved approval, seconded by McKee. Motion carried 4-0: Francis, Helwig, McKee and Young voting 'yes'; Berggren, Ripley and Walker absent.

**MISCELLANEOUS:**

- Mr. Zimmer introduced Tim Noerrlinger who is an intern from Nebraska Wesleyan history department for this summer. He is working on the National Register nomination of the John Yost House at 1900 S. 25<sup>th</sup> Street. Mr. Zimmer presented slides of the property. The owners are Dallas Jones and Trisha Gade. They are very enthusiastic about maintaining the historic appearance of their house. Mr. Jones takes vacation time each year to work on the house. This year's project is adding rafter ends back onto the porch, giving it more of a pergola appearance. The brick is rough faced. The interior features a lot of woodwork. There is oak and mahogany with inlay work. The owner has requested a National Register designation. They are already in a neighborhood landmark district. This is one of the best examples of residential design by Lincoln architect, George Berlinghof.

Young wondered about the square footage of the house. Jenni McHale believes it is around 8,000 square feet. Mr. Zimmer believes that would be about right. It is a large house.

Francis moved that this property represents the work of a master architect, George Berlinghof; he encourages Mayor Wesely to endorse the listing of the Yost House and urge the Historic Preservation Board of the Nebraska State Historical Society to act favorably upon the nomination to the National Register of Historic Places, seconded by Young. Motion carried 4-0: Francis, Helwig, McKee and Young voting 'yes'; Berggren, Ripley and Walker absent.

- Mr. Zimmer stated that 3 proposals were received for the Old Federal Building. They are:
  1. Restaurant, retail and apartments on upper floors.
  2. Craft mall on first floor with government offices on upper floors.
  3. Restaurant on first floor and high end apartments on upper floors with parking in the basement.
- There is a possibility some items could be coming forward relating to historic sites around the proposed beltway areas.

There being no further business, the meeting was adjourned at 3:05 p.m.